



Villebridge Middleton Square

Project Narrative

The 5-acre site fronts on South Main Street (Rt. 114) to the east and Boston Street (Rt. 62) to the north. South of the site is the Blu Haven townhome development, currently under construction. West of the site is an existing four-unit residential structure.

Two structures are currently located on the site. Angelica's restaurant, closed for approximately 1-1/2 years, sits at the corner of South Main Street and Boston Street. A residential structure fronts on Boston Street. Most of the land surrounding the buildings is paved for parking. The site is within walking distance of Middleton Square (see Figures 1 & 2).

The existing site conditions mirror a pattern that is prevalent along many sections of Route 114, especially south of the site, where auto-oriented commercial strip developments with single-use buildings and large paved parking areas prevail. Consistent with the Town of Middleton Master Plan, the goal of the project is to transform the site into a vibrant residential mixed-use block, and, in the process, upgrade the frontage on South Main Street as a more cohesive landscape and street frontage supporting a pleasant and safer walkable downtown area.

The existing structures are proposed to be removed and replaced with a new building and site improvements, including:

- 200 residential units in a mix of new one-, two- and three-bedroom units.
- Approximately 7,000 square feet of ground floor retail space.
- 192-space parking garage 'podium', hidden from the public realm due to the residential and retail building uses that 'wrap' it.
- Extensive site improvements along South Main Street, including outdoor dining terraces, landscaping, shade trees, sidewalks, and other features to encourage pedestrian activity.
- Residential amenities including a fitness center, clubhouse, and numerous outdoor landscaped courtyards.

The proposed site plan gives priority to the creation of an engaging, pedestrian-friendly environment along South Main Street, with large glass storefronts occupying the building's first floor in the manner of traditional main street stores (see Figures 4 & 5). Generous sidewalks, outdoor dining areas, shade trees, street furniture, and a range of landscaped open spaces occupy the frontage along the street. The largest of the proposed outdoor dining spaces is located at the corner of Boston Street and South Main Street. A distinctive trellis structure, exterior lighting, and landscaping provide a focal point at this important corner. A signage band and cornice at the second floor creates an expression line above the

first-floor retail spaces, forming a base that separates the private residential units located on the upper floors from the public spaces of South Main Street below. Parking areas, located mostly in the podium parking garage or to the rear, do not detract from the pedestrian-oriented spaces.

The proposed building massing is designed to create the impression of multiple and varied buildings, rather than one building with long uninterrupted building facades. The building facades facing surrounding streets are short and organized to shape new landscaped courtyards and outdoor dining areas. Proposed building heights taper from 5-stories at the interior of the building footprint to 4-stories at the perimeter. Further, where fronting adjacent streets, the fourth story is integrated into the proposed gable and dormer roof forms so that the predominate building height is 3-1/2 stories, transitioning to the height and scale of buildings in the surrounding area, including a 3-1/2 story building at Middleton Green (see Figure 3).

The proposed architectural design is based on the historic character of traditional buildings found in Middleton Square and the South Main Street context (see Figure 3). Multiple gable roofs, oriented to the surrounding streets, are proposed to repeat the rhythm and pattern found in nearby buildings. Traditional clapboard siding is proposed, matching the predominant cladding material of local buildings. Informed by the Flint Public Library, brick cladding with precast trim and bronze color storefronts are also proposed, adding visual interest and variety. Inset balconies and bays reinforce the building's residential character while further modulating the facades (see Figures 4 & 5).

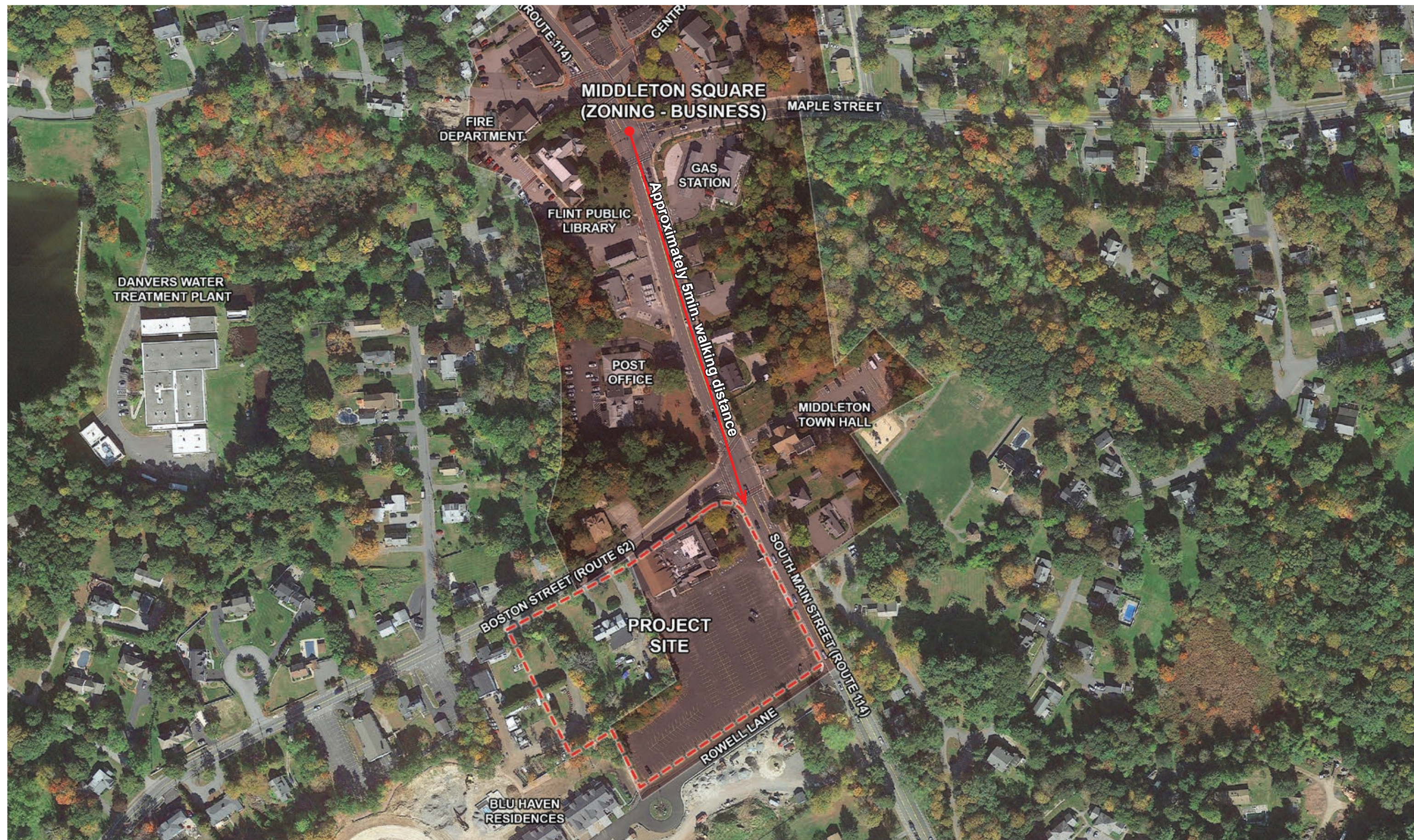




Figure 2. Proposed Site - Existing Condition



1. 1 Central St, Middleton, MA
2. Flint Public Library, Middleton, MA
3. 2 South Main Street, Middleton, MA
4. Central St, Middleton, MA
5. Middleton Green & Central Street

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Figure 3. Middleton Square & South Main Street
- Existing Context



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Figure 4. Proposed Site - Rendering



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Figure 5. Proposed Site - Rendering